

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

*Filed with
Town Clerk
July 13, 2010*

TOWN HALL
MEETING ROOM
6:30PM

Members Present: Carl Masler, Jim Ormiston, Angela Piersimoni, Scott Esty, Bob Byland

Members Absent: Lance Muir, Dave Seely

Staff Present: Stephen Polzella, Director of Planning, Brenda Belmonte, Secretary

Guests: Steven P. Tait, John Hunter, Glenn Farr

Vice Chair Piersimoni called the meeting to order at 6:30pm, noting members Lance Muir and Dave Seely were absent.

MINUTES
June 1, 2010

Motion by Esty, seconded by Ormiston to approve the minutes of June 1, 2010, Discussion, None, Motion Carries 4-0 with Byland abstaining.

**RESOLUTION P-2010-25
Farr Site Plan Tabled
Tax Parcel 66.02-2-31.17
Daniel Zenker Dr.**

Resolution by: Byland
Seconded by: Esty

WHEREAS the Town of Big Flats Planning Board received an application for site plan approval; and

WHEREAS the Town of Big Flats Planning Board reviewed a Staff Report dated June 29, 2010 at their regularly scheduled meeting, July 6, 2010; and

WHEREAS the applicant was present for discussion at the regularly scheduled meeting, July 6, 2010; and

WHEREAS the planning board identified a number of concerns with the application;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board tables the proposed action pending the following outstanding issues:

- Drawings modified in accordance with Staff Report dated June 29, 2010
- Submission of:
 - Documented intentions for sewer, water, electric, etc.
 - Documentation of the material to be used on the outdoor storage area surface
 - Documentation of the intended lighting and signage
 - Documentation of the the proposed height of the building
 - Documentation of a list of potentially toxic substances, hazardous materials or hazardous wastes to be used or stored on the parcel
 - A landscaping plan to evaluate the mitigation of potential impacts, including existing vegetation and proposed landscaping

CARRIED: AYES: Esty, Piersimoni, Ormiston, Byland, Masler
NAYS:

Dated: Tuesday, July 6, 2010

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Angela Piersimoni

Vice-Chairperson, Planning Board

Discussion:

Review of Staff Report:

The applicant will send a list of hazardous materials to be used / stored on the parcel for board review.

Parking requirements will need to be determined and illustrated on the drawing prior to final approval.

Mr. Farr would like a large portion of the outdoor storage to be grass. The heavy traffic area will consist of gravel.

RESOLUTION P-2010-26
Sponsor Zoning Amendment

Resolution by: Esty

Seconded by: Byland

WHEREAS, Town of Big Flats Department of Planning in conjunction with the Town of Big Flats Planning Board have drafted a series of minor zoning amendments, including a zoning map amendment; and

WHEREAS, Town of Big Flats Municipal Code 17.68.010 provides the Town of Big Flats Town Board an avenue to proceed with a Zoning Amendment; and

WHEREAS, Town of Big Flats Municipal Code 17.68 also permits the Town of Big Flats Planning Board to recommend amending the requirements and districts established in the BFZL; and

WHEREAS, the Town of Big Flats Planning Board has been involved with the adoption of the Town of Big Flats Comprehensive Plan, the Town of Big Flats Town Center Strategic Plan; and

NOW, THEREFORE BE IT RESOLVED, to make recommendation to the Town of Big Flats Board to consider a zoning amendment sponsored by the Town of Big Flats Planning Board as documented in a Staff Report dated June 29, 2010 “Re: Recommended Zoning Amendments for final review by the Planning Board” in addition to the inclusion of an annual maintenance agreement requirement for Wind Energy Conversion Systems.

CARRIED: AYES: Esty, Piersimoni, Byland, Masler

NAYS:

ABSTAINED: Ormiston

Dated: Tuesday, July 6, 2010

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Angela Piersimoni

Vice-Chairperson, Planning Board

Discussion:

Polzella stated that the proposed changes will result in a more uniform and parcel-based zoning map. This draft will be sent to the town board for initial review at an upcoming meeting. An open house will also be held to present the changes to the public.

Esty asked if staff has spoken to any of the residents whose parcels would be affected.

Polzella stated it should first be presented to the board. A letter will then be mailed to any residents involved in the map changes.

Ormiston is concerned about floating zones—he feels the zoning should clearly define what these actually are. He also noted his concern with the use of ‘yard’ as a principal use. An example would be the storing of equipment in an area with no building. The ground would be the principle use and the building an accessory use. Ormiston feels it is important to specifically identify requirements.

Ormiston also commented on his concerns regarding wind energy conversion systems and public safety. He believes a design engineer for a windmill system should be required to be licensed to practice in the state of New York.

Polzella's opinion is that the state building code or service commission would cover those regulations. He would rather the town did not duplicate regulations covered by someone else. For example, residential wind mills are required to be installed per manufacture specs, and are reviewed and inspected by the code officer.

Esty feels there should be a provision requiring applicants to maintain the windmills per manufacture specs.

Polzella will meet and discuss further with the town attorney.

RESOLUTION P-2009-27

IST Site Plan

Tax ID # 57.03-2-86.2

315 Daniel Zenker Dr.

Resolution by: Byland

Seconded by: Esty

WHEREAS Sonwil Distribution has made a request to construct building #400 as shown on a previously approved site plan; and

WHEREAS the previously approved site plan expired on April 20, 2000; and

WHEREAS this Board, as per Town of Big Flats Zoning Law 17.32.050, has determined that this proposal is a continuation of the previously approved plan and no modifications are proposed; and

WHEREAS the Planning Board of the Town of Big Flats determined, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action would not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

NOW THEREFORE BE IT RESOLVED to waive all requirements of Chapter 17.32 of the Town of Big Flats Zoning Law as per Town of Big Flats Zoning Law 17.32.050 and grant final site plan approval of the site plan date March 18, 1999 subject to the following conditions:

1. A building permit is obtained from the Town of Big Flats
2. Building # 400 is constructed as per the approved site plan

3. Applicant is responsible for coordination with the P.U.C. and the Dominion pipeline to ensure the building does not encroach any existing pipeline R.O.W.

CARRIED: AYES: Esty, Piersimoni, Ormiston, Byland, Masler
NAYS:

Dated: Tuesday, July 6, 2010

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Angela Piersimoni

Vice-Chairperson, Planning Board

Discussion:

Polzella has been speaking with Mr. Steven Tait, Director of Construction for Sonwill, as part of the IST development. Tait is here to address any questions or concerns. The proposal is to construct building '400', which was previously approved.

CANDLEWOOD SUITES HOTEL

SWPP REVIEW

TAX PARCEL #58.01-2-35.32

Polzella reported on status of Candlewood SWPPP review.

DANDY

SWPPP REVIEW

TAX PARCEL #76.00-2-10.2

Polzella reported on status of Dandy Mini Mart SWPPP review.

**Motion to adjourn at 7:39pm by Esty, seconded by Masler, Discussion, None,
Motion Carries 5-0.**

Meeting adjourn 7:40pm.